



# CITY OF CHARLESTON TECHNICAL REVIEW COMMITTEE (TRC)

## Site Plans and Subdivisions

### RESULTS

### 1/4/2018

SITE PLANS, PRELIMINARY SUBDIVISION PLATS, ROAD CONSTRUCTION PLANS AND PHASING PLANS

A meeting of the City of Charleston Technical Review Committee was held at 9:00 a.m. on the above date in the Building Inspections Conference Room, 1st Floor, 2 George St. The following applications were reviewed:

#### # 1 84-88 LINE STREET

##### SITE PLAN

Project Classification: SITE PLAN

Address: 84-88 LINE STREET

Location: PENINSULA

TMS#: 46700404005 & 006

Acres: 0.26

# Lots (for subdiv):

# Units (multi-fam./Concept Plans): 32

Zoning: MU-1/WH

☐ new BP approval tracking

City Project ID #: TRC-SP2017-000068

City Project ID Name:

Submittal Review #: PRE-APP

Board Approval Required:

Owner: CHARLESTON HOUSING, LLC

Applicant: STUDIO A, INC.

Contact: WHITNEY POWERS

843-577-9641

whitney@studioa-architecture.ocm

Misc notes: Construction plans for a 32 unit mixed use development and associated improvements.

**RESULTS:** Deferred by the applicant.

#### # 2 THE COLONY AT BEES FERRY (PLAT)

##### PRELIMINARY SUBDIVISION PLAT

Project Classification: MAJOR SUBDIVISION

Address: BEES FERRY ROAD

Location: WEST ASHLEY

TMS#: 2870000054

Acres: 12.21

# Lots (for subdiv): 33

# Units (multi-fam./Concept Plans):

Zoning: SR-1 (CLUSTER)

☐ new BP approval tracking

City Project ID #: TRC-SUB2017-000064

City Project ID Name:

Submittal Review #: 1ST REVIEW

Board Approval Required: PC, BZA-SD

Owner: SABAL HOMES AT BESS FERRY

Applicant: EMPIRE ENGINEERING

Contact: TOM DURANTE

843-308-0800

tdurante@empireeng.com

Misc notes: Preliminary subdivision plat for a 33 lot Cluster Development.

**RESULTS:** Revise and resubmit to TRC; Street name reservation required.

#### # 3 THE COLONY AT BEES FERRY (ROADS)

##### ROAD CONSTRUCTION PLANS

Project Classification: MAJOR SUBDIVISION

Address: BEES FERRY ROAD

Location: WEST ASHLEY

TMS#: 2870000054

Acres: 12.21

# Lots (for subdiv): 33

# Units (multi-fam./Concept Plans):

Zoning: SR-1 (CLUSTER)

☐ new BP approval tracking

City Project ID #: TRC-SUB2017-000064

City Project ID Name:

Submittal Review #: 1ST REVIEW

Board Approval Required: PC, BZA-SD

Owner: SABAL HOMES AT BESS FERRY

Applicant: EMPIRE ENGINEERING

Contact: TOM DURANTE

843-308-0800

tdurante@empireeng.com

Misc notes: Road construction plans for a 33 lot Cluster Development.

**RESULTS:** Revise and resubmit to TRC; Traffic impact study required.

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**#4 RIVER LANDING VILLAGE****SUBDIVISION CONCEPT PLAN**

Project Classification: MAJOR SUBDIVISION

Address: PIERVIEW STREET

Location: DANIEL ISLAND

TMS#: 2750000114 &amp; 228

Acres: 22.96

# Lots (for subdiv): 31

# Units (multi-fam./Concept Plans):

Zoning: DI-TC

 new BP approval tracking

City Project ID #: TRTC-SUB2017-000065

City Project ID Name:

Submittal Review #: 1ST REVIEW

Board Approval Required: PC, BZA-SD

Owner: EW DANIEL ISLAND INVESTOR, LLC

Applicant: THOMAS &amp; HUTTON ENG. CO.

843-725-5276

Contact: BRIAN RILEY

riley.b@thomasandhutton.com

**Misc notes:** Subdivision concept plan to create 31 parcels and public streets and associated improvements.**RESULTS:** Revise and resubmit to TRC.

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**#5 AVALON AT JAMES ISLAND****SITE PLAN**

Project Classification: SITE PLAN

Address: MAYBANK HIGHWAY

Location: JAMES ISLAND

TMS#: 4240000001

Acres: 10.57

# Lots (for subdiv):

# Units (multi-fam./Concept Plans): 273

Zoning: PUD (MAYBANK)

 new BP approval tracking

City Project ID #: 160614-MaybankHwy-1

City Project ID Name: TRC\_SP:MaybankHwyDevelopment

Submittal Review #: 3RD REVIEW

Board Approval Required: DRB, BZA-SD

Owner: CORE PROPERTY CAPITAL

Applicant: STANTEC CONSULTING SERVICES, INC.

843-740-7700

Contact: JOSH LILLY

josh.lilly@stantec.com

**Misc notes:** Construction plans for a mixed-use development.**RESULTS:** Minor comments provided. Revise and resubmit pdf's (in-house) to TRC members as needed. After in-house approval submit 6 copies + cd of pdf to Zoning for stamping.

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**#6 55 ROMNEY STREET****SITE PLAN**

Project Classification: SITE PLAN

Address: ROMNEY STREET

Location: PENINSULA

TMS#: 4611301036

Acres: 1.571

# Lots (for subdiv):

# Units (multi-fam./Concept Plans): 260

Zoning: UP

 new BP approval tracking

City Project ID #: 160614-RomneySt-1

City Project ID Name: TRC\_SP:55RomneyStMixedUse

Submittal Review #: 3RD REVIEW

Board Approval Required: BAR

Owner: MIDDLE STREET PARTNERS, LLC

Applicant: SITECAST, LLC

843-810-6960

Contact: JACOB CORDRAY

jcordray@sitecastsc.com

**Misc notes:** Construction plans for a mixed-use development and associated improvements.**RESULTS:** Revise and resubmit to TRC.

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**#7 CCSD WEST ASHLEY CAMPUS (PLAT)****PRELIMINARY SUBDIVISION PLAT**

Project Classification: MAJOR SUBDIVISION

Address: SANDERS ROAD

Location: WEST ASHLEY


TMS#: 3060000011

Acres: 126.17

# Lots (for subdiv): 3

# Units (multi-fam./Concept Plans):

Zoning: GO, SR-1, DR-6

 new BP approval tracking

City Project ID #: TRC-SUB2017-000049

City Project ID Name:

Submittal Review #: 3RD REVIEW

Board Approval Required: PC, BZA-SD

Owner: CHARLESTON COUNTY SCHOOL DISTRICT

Applicant: ADC ENGINEERING, INC.

843-566-0161

Contact: CHRIS COOK

chrisc@adcengineering.com

**Misc notes:** Preliminary subdivision plat for a new subdivision and public road and associated improvements.**RESULTS:** Revise and resubmit pdf's (in-house) to TRC members as needed. After in-house approval submit 2 copies + cd of pdf to Zoning for stamping.

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**#8 CCSD WEST ASHLEY CAMPUS (ROADS)****ROAD CONSTRUCTION PLANS**

Project Classification: MAJOR SUBDIVISION

Address: SANDERS ROAD

Location: WEST ASHLEY

TMS#: 3060000011

Acres: 126.17

# Lots (for subdiv): 3

# Units (multi-fam./Concept Plans):

Zoning: GO, SR-1, DR-6

**Misc notes:** Road construction plans for a new subdivision and public road and associated improvements.☐ new BP approval tracking

City Project ID #: TRC-SUB2017-000049

City Project ID Name:

Submittal Review #: 3RD REVIEW

Board Approval Required: PC, BZA-SD

Owner: CHARLESTON COUNTY SCHOOL DISTRICT

Applicant: ADC ENGINEERING, INC.

843-566-0161

Contact: CHRIS COOK

chrisc@adcengineering.com

**RESULTS:** Minor comments provided. Revise and resubmit pdf's (in-house) to TRC members as needed. After in-house approval submit 6 copies + cd of pdf to Engineering for stamping.

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**#9 CE WILLIAMS MIDDLE SCHOOL (ESP)****SITE PLAN**

Project Classification: SITE PLAN

Address: SANDERS ROAD

Location: WEST ASHLEY

TMS#: 3060000011

Acres: 10.0

# Lots (for subdiv):

# Units (multi-fam./Concept Plans):

Zoning: SR-1, DR-6, GO

**Misc notes:** Early Site Package plans for the site of a school, library and public road improvements.☐ new BP approval tracking

City Project ID #: TRC-SP2017-000059

City Project ID Name:

Submittal Review #: 3RD REVIEW

Board Approval Required: PC, BZA-SD, BZA-Z

Owner: CHARLESTON COUNTY SCHOOL DISTRICT

Applicant: ADC ENGINEERING, INC.

843-566-0161

Contact: CHRIS COOK

chrisc@adcengineering.com

**RESULTS:** Minor comments provided. Revise and resubmit pdf's (in-house) to TRC members as needed. After in-house approval submit 6 copies + cd of pdf to Zoning for stamping.

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**#10 RSFH GENERATOR & FIRE PUMP ADDITION****SITE PLAN**

Project Classification: SITE PLAN

Address: 314 CALHOUN STREET

Location: PENINSULA

TMS#: 4601203004

Acres: 0.3

# Lots (for subdiv):

# Units (multi-fam./Concept Plans):

Zoning: LB

**Misc notes:** Construction plans for a new addition including utilities.☐ new BP approval tracking

City Project ID #: TRC-SP2017-000060

City Project ID Name:

Submittal Review #: 1ST REVIEW

Board Approval Required: BAR

Owner: ROPER ST. FRANCIS HOSPITAL

Applicant: ADC ENGINEERING, INC.

843-566-0161

Contact: JEFF WEBB

jeffw@adcengineering.com

**RESULTS:** Minor comments provided. Revise and resubmit pdf's (in-house) to TRC members as needed. After in-house approval submit 6 copies + cd of pdf to Zoning for stamping.

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**#11 194 EAST BAY HOTEL****SITE PLAN**

Project Classification: SITE PLAN

Address: 194 EAST BAY STREET

Location: PENINSULA

TMS#: 4580902031

Acres: 0.14

# Lots (for subdiv):

# Units (multi-fam./Concept Plans):

Zoning: GB-A

**Misc notes:** Construction plans for a new 50 room hotel.☐ new BP approval tracking

City Project ID #: 150923-194EBaySt-1

City Project ID Name: TRC\_SP:194EastBayHotel

Submittal Review #: 2ND REVIEW

Board Approval Required: BZA-Z, BAR

Owner: SEASIDE HOSPITALITY CORPORATION

Applicant: EARTHSOURCE ENGINEERING

843-881-0525

Contact: GILES BRANCH

branchgn@earthsourceeng.com

**RESULTS:** Revise and resubmit to TRC.

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**# 12 DANIEL ISLAND, PARCEL X, PHASE 4 (PLAT)**

**PRELIMINARY SUBDIVISION PLAT**

Project Classification: MAJOR SUBDIVISION

Address: PIERCE STREET

Location: DANIEL ISLAND

TMS#: 2750000117

Acres: 2.46

# Lots (for subdiv): 4

# Units (multi-fam./Concept Plans):

Zoning: DI-R

Misc notes: Preliminary subdivision plat for DI, Parcel X, Phase 4.

☐ new BP approval tracking

City Project ID #: 140902-PierceSt-1

City Project ID Name: TRC\_PP:DaniellIslandParcelXphase4[Plat]

Submittal Review #: 3RD REVIEW

Board Approval Required:

Owner: DANIEL ISLAND ASSOCIATES, LLC

Applicant: THOMAS & HUTTON ENGINEERING COMPANY 843-725-5229

Contact: JIMMY DUPRE dupre.j@thomasandhutton.com

**RESULTS:** Revise and resubmit pdf's (in-house) to TRC members as needed. After in-house approval submit 2 copies + cd of pdf to Zoning for stamping.

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**# 13 DANIEL ISLAND, PARCEL X, PHASE 4 (ROADS)**

**ROAD CONSTRUCTION PLANS**

Project Classification: MAJOR SUBDIVISION

Address: PIERCE STREET

Location: DANIEL ISLAND

TMS#: 2750000117

Acres: 2.46

# Lots (for subdiv): 4

# Units (multi-fam./Concept Plans):

Zoning: DI-R

Misc notes: Road construction plans for DI, Parcel X, phase 4.

☐ new BP approval tracking

City Project ID #: 140902-PierceSt-2

City Project ID Name: TRC\_RC:DaniellIslandParcelXphase4[Roads]

Submittal Review #: 3RD REVIEW

Board Approval Required:

Owner: DANIEL ISLAND ASSOCIATES, LLC

Applicant: THOMAS & HUTTON ENGINEERING COMPANY 843-725-5229

Contact: JIMMY DUPRE dupre.j@thomasandhutton.com

**RESULTS:** Revise and resubmit to TRC.

Site plans and subdivisions are reviewed by the following: Dept of Planning, Preservation Sustainability, Zoning Division, GIS Division, Engineering Division, Engineering MS4, Dept of Parks, Dept of Traffic Transportation, Fire Dept and ADA/Legal Division. Individuals with questions concerning the above items should contact Tim Keane, TRC Chair and Director of the Department of Planning, Preservation and Sustainability at Innovation at (843) 724-3765. Files containing information pertinent to the above applications are available for public review at the City of Charleston Zoning Office, 75 Calhoun Street, Charleston County School District Building), Third Floor, during regular working hours, 8:30 a.m. to 5:00 p.m., daily except weekends and holidays.